

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION - NW/8 of Canton Center Drive at S/S of Rolling Mill Road (7670 Canton Center Drive) 15th Election District 7th Councilmanic District

\* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

\* Case No. 94-247-SPHX

CTL Limited Partnership  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitioners for Special Hearing and Special Exception filed by the owners of the subject property, CTL Limited Partnership, by Dennis Townsend, a General Partner, and the Contract Lessee, John Crane, by Vernon Boozer, Esquire. The Petitioners seek a special hearing to approve that the use of the subject property as a "flea market" constitutes its use as a junk yard, pursuant to Section 256.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners seek a special exception to permit a junk yard in the M.H.-I.M. district. The relief requested is more particularly described on the plan submitted as Petitioner's Exhibit 2.

Appearing at the hearing on behalf of the Petitioners were Roger Sullivan, Esquire and William T. Monk, Land Planning and Engineering expert. Appearing in opposition to the Petitioners' request were various representatives of the surrounding businesses, including James Gardner and Elmer Dash, who were represented respectively by Thomas Hennessey, Esquire and Thomas Althausen, Esquire.

In order for this Deputy Zoning Commissioner to make a ruling as to whether or not a special exception for a junk yard in the M.H.-I.M. zone is appropriate, I must first determine that the use proposed as a

"flea market" is, in fact, a junk yard classification, pursuant to the request for special hearing.

Testimony and evidence revealed that the subject property, known as 7670 Canton Center Drive, consists of 3.41 acres, more or less, zoned MH-IM, and is improved with a large one-story brick warehouse building of 82,563 sq.ft. including office space and accessory parking. This property is located within an industrial park in the Eastpoint area of Baltimore County. The Petitioners are desirous of converting 43,869 sq.ft. of the existing building for an indoor flea market. The Petitioners submitted a site plan of the property depicting the existing improvements and the proposed flea market area on Petitioner's Exhibit 2.

John Crane, the Contract Lessee, testified that he currently operates an import-export business from the existing building on this site and is desirous of converting a portion of the building for an indoor flea market. He testified that he, his wife, and mother-in-law have travelled around to various other flea market operations in the area to extract ideas on which to base their use of the subject site. Mr. Crane testified that he wishes to operate a weekend flea market on the site and that the market would be open until 8:00 PM on Saturdays and on Sundays until 6:00 PM. Mr. Crane testified that he envisions many vendors coming to his warehouse to display their wares on various tables set up throughout the indoor flea market; however, he proposes at this time to accommodate approximately 120 tables, 36 inches by 60 inches in length. Mr. Crane testified that he has contacted the Fraternal Order of Police and is prepared to hire three (3) off-duty policemen to help control traffic on weekends to and from the subject site. He testified that weekend activity within the remainder of the industrial park is very limited. It was Mr. Crane's

opinion that the proposed flea market operation would not interfere with or reduce operations at the surrounding businesses. He further testified that he intends to advertise in the local newspapers and penny savers to attract vendors to his flea market. He stated that the vendors would sell anything from second-hand clothes and jewelry to brand new tools, baseball cards, etc. Mr. Crane expects that anywhere from 500 to 1,000 people would visit the flea market on any given weekend day.

Appearing and testifying in opposition to the Petitioners' request was James Gardner, President of the Winner Distributing Corporation, which has existed in this industrial park for the past 18 years. Mr. Gardner testified that he is very familiar with the subject site and is vehemently opposed to the operation of a flea market from Mr. Crane's warehouse. He stated that the use of the property is totally inconsistent with the other uses contained within this industrial park. Mr. Gardner testified that a flea market would adversely effect his business in that the number of people attending the flea market operation and the increase in pedestrian traffic would pose a security problem for him. He testified that incidents of vandalism and break-ins increase when the local carnival comes to this area. He feels that the type of use proposed would cause the same security problems as does the carnival.

Mr. Elmer Dash, a representative of the Federal Armored Express Company, appeared and testified in opposition to the Petitioners' request. Mr. Dash stated that his business has been located in this industrial park for at least the past 10 years. Mr. Dash testified that Federal Armored Express is in the business of securely transporting valuables and money for their clients. Mr. Dash testified that his company regularly has armored cars delivering shipments of valuables and goods to their warehouse

facility in this industrial park. He testified that approximately 50 armored cars visit the site daily to store their valuables in vaults contained within his company's warehouse. Mr. Dash testified that the projected additional pedestrian traffic as a result of the proposed flea market operation would pose a tremendous security hazard to his company. He also stated that a flea market retail operation would be totally inconsistent with the other uses contained within this industrial park.

Mr. Jim Fortune, a representative of the Jobe Corporation, also appeared in opposition to the Petitioner's request. Mr. Jobe did not testify but stated that his testimony would basically corroborate that offered by Messrs. Gardner and Dash.

The basic foundation to the Petitioners' request is that I make a finding that the proposed flea market operation constitutes the use of the property as a junk yard. It was pointed out by both the Petitioners and the Protestants that the B.C.Z.R. do not provide a definition of a flea market within Section 101 thereof. However, the regulations do state that "Any word or term not defined in this definitional section, shall have the ordinarily accepted definition as set forth in the most recent edition of Webster's Third New International Dictionary of the English Language, Unabridged". The definition of a flea market as it is contained within the Webster's Dictionary previously referred to is as follows: "An outdoor market at which antiques and second-hand articles (as furniture, pottery, or jewelry) are sold, especially from parked vehicles." Based upon the testimony and evidence presented by both Mr. Monk and Mr. Crane, I find that the operation proposed at this site is not that of a flea market, inasmuch as the proposed use will be contained entirely within the Peti-

tioners' warehouse. Inasmuch as the Petitioners propose this use as an indoor activity, the use does not fit the definition of a flea market.

It is clear that the Baltimore County Council has not provided any legislation dealing with flea markets within the B.C.Z.R. Obviously, this is an area where I believe the Council should pass legislation to adequately address this type of use. However, in the absence of this legislation, the Petitioners seek a determination that a flea market use can also constitute a junk yard use.

The B.C.Z.R. defines a junk yard as follows: "Any land used commercially or industrially for storage or for sale of scrap metal, waste paper, rags, or other junk, and any land, except as provided for by Section 428, used for the storage of unlicensed or inoperative motor vehicles, dismantling, or storage of such vehicles or parts thereof, or used machinery, regardless of whether repair or any other type of commercial operation occurs, but excluding scrap for use in manufacturing processes on the premises or waste materials resulting from such processes or resulting from the construction or elimination of facilities for such processes. The term does not include unlicensed motor vehicles located at automotive service stations, service garages, new or used motor vehicle outdoor sales areas, or any vehicle stored pursuant to Section 405A. (Bill No. 135, 1986.)"

Based upon the testimony offered by Mr. Monk and Mr. Crane on behalf of the Petitioners, I find that the use proposed at this location does not fall within the definition of a junk yard, as that term is defined in the B.C.Z.R. Mr. Sullivan argued that the type of flea market use proposed fits under the term "or other junk", as set forth within the definition. I find this not to be the case and that to categorize a flea market operation as a junk yard would be drastically stretching its defini-

tion. Therefore, the request for special hearing to determine that a flea market constitutes a junk yard use shall be denied.

Inasmuch as the Petition for Special Hearing has been denied, the request for Special Exception for a junk yard shall be dismissed as moot.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing should be denied and the special exception dismissed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of February, 1994 that the Petition for Special Hearing to approve that the use of the subject property as a "flea market" constitutes its use as a junk yard, pursuant to Section 256.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a junk yard in the M.H.-I.M. district, in accordance with Petitioner's Exhibit 2, is hereby DISMISSED AS MOOT.

TMK:bjs

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

#### Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

February 14, 1994

(410) 887-4386

Vernon Boozer, Esquire  
Roger Sullivan, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION  
NW/8 of Canton Center Drive at S/S of Rolling Mill Road  
(7670 Canton Center Drive)  
15th Election District - 7th Councilmanic District  
CTL Limited Partnership - Petitioners  
Case No. 94-247-SPHX

Dear Messrs. Boozer and Sullivan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied and the Petition for Special Exception dismissed in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

cc: Thomas Hennessey, Esquire  
407 W. Pennsylvania Avenue, Towson, Md. 21204

Thomas Althausen, Esquire  
359 N. Calvert Street, Baltimore, Md. 21202

Mr. Carl Still, c/o Information Management Products, Inc.  
7659 Canton Center Drive, Baltimore, Md. 21224

Messrs. Thomas C. and John W. Sanders  
7201-7117 Rolling Mill Road, Baltimore, Md. 21224

People's Counsel; File



## Petition for Special Hearing to the Zoning Commissioner of Baltimore County

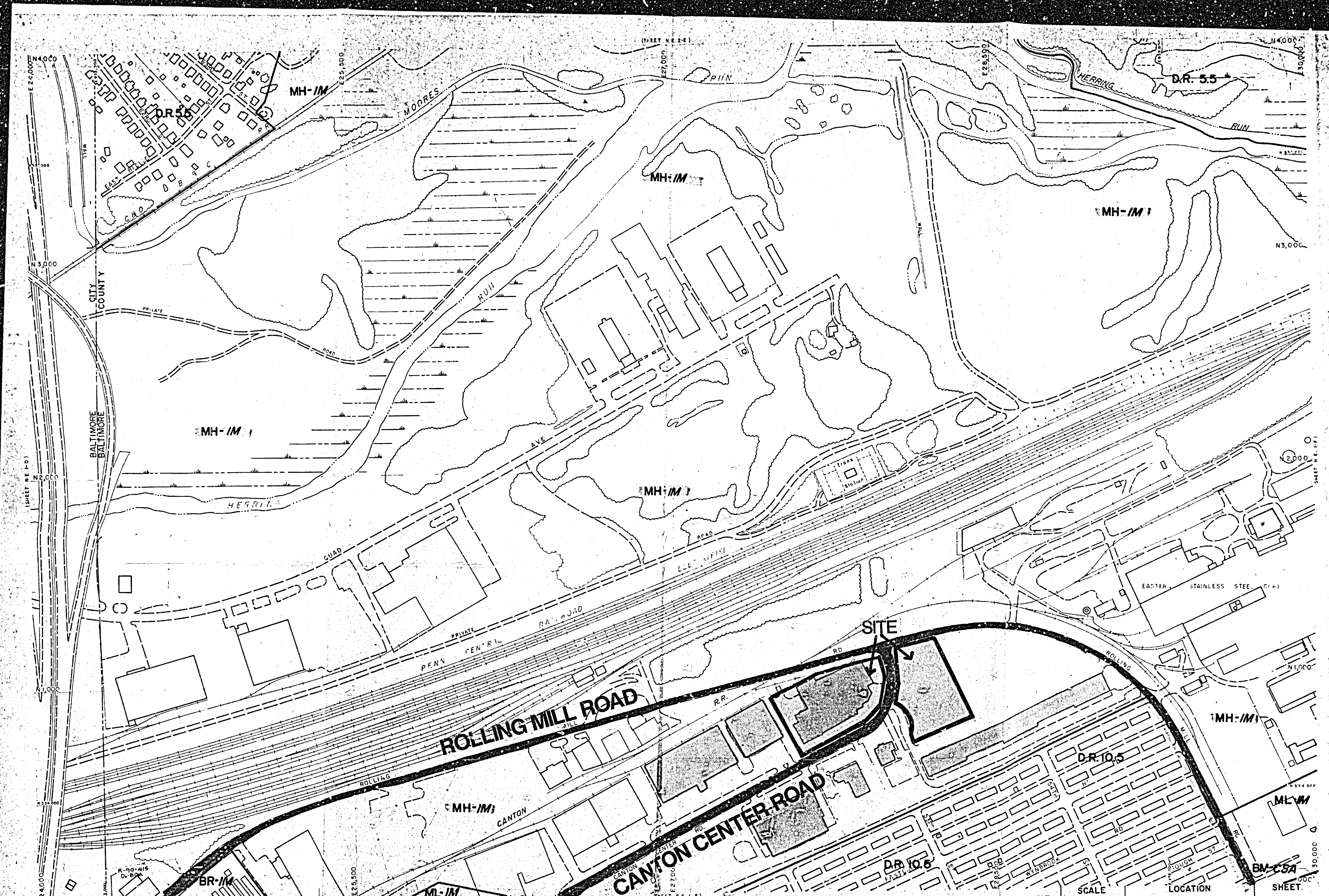
for the property located at 7670 Canton Center Drive  
which is presently zoned MH-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve a "flea market", As a junk yard in a MH-IM zoning district.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
John Crane  
(Type or Print Name)  
Signature  
7670 Canton Center Drive  
Baltimore, MD 21224  
City State Zip Code  
Telephone No.  
21204  
Name, Address and phone number of legal owner's contact person (not necessarily the legal owner)  
William Monk, Inc.  
222 Bosley Ave., Towson, MD 21204, 494-8931  
Address Telephone No.  
21204  
ESTIMATED LENGTH OF HEARING  
Unavailable for Hearing  
The following date  
Next Two Months  
ALL OTHER  
REVIEWED BY: JLM DATE: 12-15-93  
247





THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

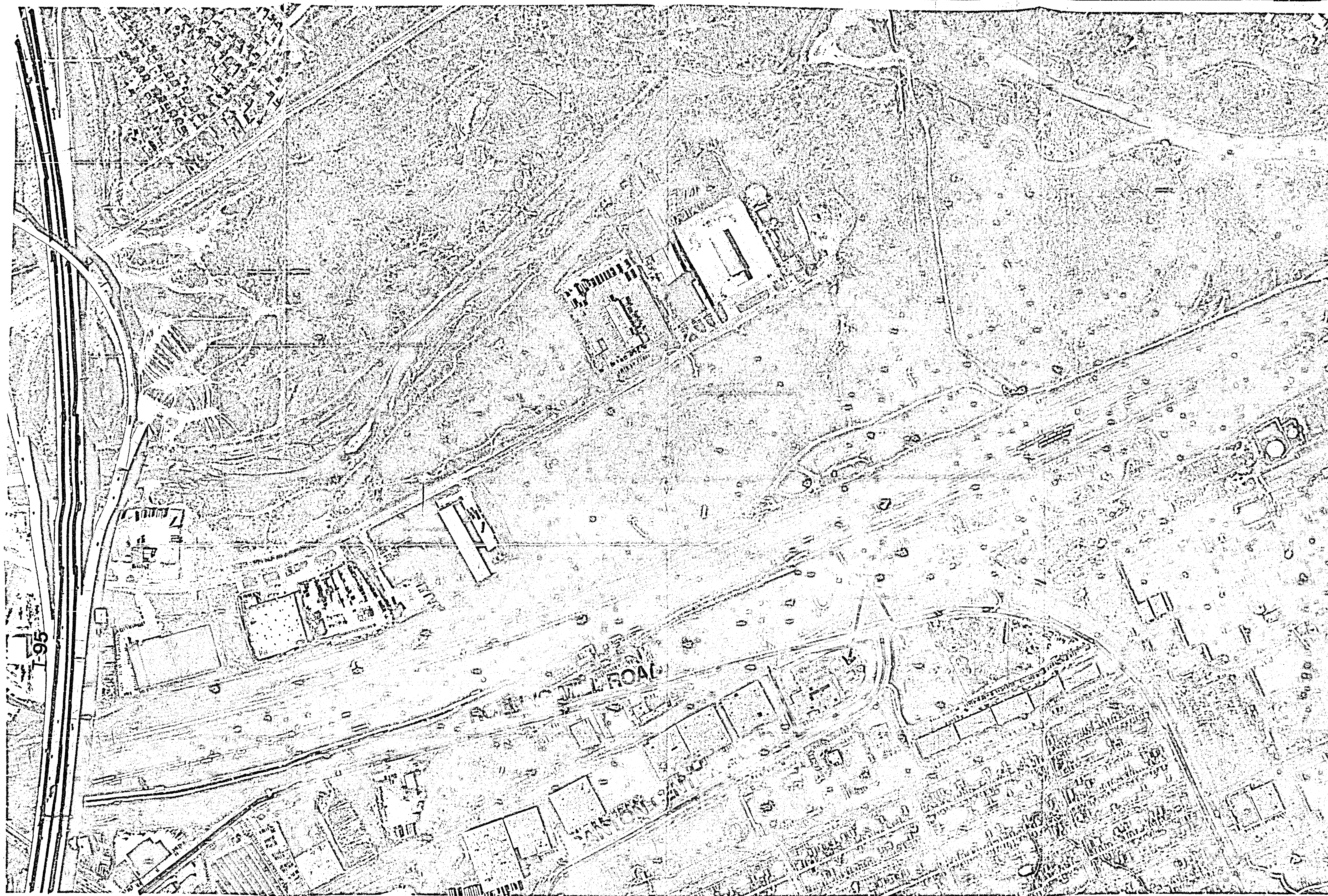
1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1988  
BMC Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*William L. Howard*  
Chairman, County Council

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
BMC Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92  
*William L. Howard*  
Chairman, County Council

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPH  
JANUARY  
1986  
NORTH POINT  
PETITIONER'S  
EXHIBIT 3  
LOCATION  
SHEET





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	PETITIONER'S EXHIBIT 4	I-E





# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7670 Canton Center Drive  
which is presently zoned MH-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property, state in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for  
A junk yard per Section 256.4

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Contract/Purchaser/Owner  
John Crane  
Type or Print Name  
Signature  
7670 Canton Center Drive  
Baltimore MD 21224  
City State Zip

Attorney for Petitioner  
Vernon Becker  
Type or Print Name  
Signature  
614 Bosley Avenue 808-9441  
Baltimore MD 21204  
City State Zip

Legal Owner(s)  
CTL Limited Partnership  
Type or Print Name  
Signature  
Dennis Townsend, General Partner  
Type or Print Name

210 W. Pennsylvania Ave.  
Address  
Towson MD 21204  
City State Zip  
Name  
William Monk, Inc.  
Address  
222 Bosley Ave. Towson, MD 21204, 494-8931  
City State Zip

ESTIMATED LENGTH OF HEARING  
unavailable for hearing  
Next Two Months  
All the following date  
OTHER  
REVIEWED BY: JCM DATE 12-15-93

247

## COLBERT ENGINEERING, INC.

3723 OLD COURT ROAD • SUITE 206  
BALTIMORE, MARYLAND 21208  
PHONE: (410) 653-3636  
FAX: (410) 653-7953

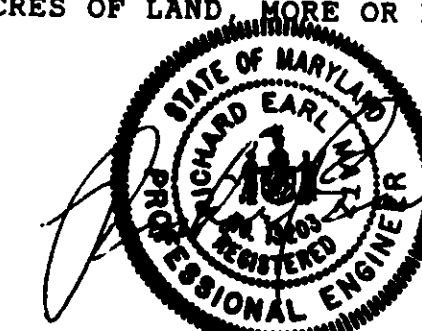
### ZONING DESCRIPTION

2.67 ACRE PARCEL SITUATED IN THE 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE NORTHEAST END OF THE GUSSET LINE BETWEEN THE SOUTH SIDE OF ROLLING MILL ROAD, 70 FEET WIDE, AND THE SOUTHEAST SIDE OF CANTON CENTER DRIVE, 70 FEET WIDE, RUNNING THENCE BINDING ON SAID SOUTH SIDE OF ROLLING MILL ROAD THE FOLLOWING TWO (2) COURSES: (1) NORTH 75 DEGREES 01 MINUTES 40 SECONDS EAST 140.00 FEET, AND (2) NORTHEASTERLY, BY A CURVE TO THE RIGHT WITH A RADIUS OF 1020.16 FEET, THE DISTANCE OF 30.34 FEET, THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 52 MINUTES 42 SECONDS EAST 30.34 FEET, THENCE BINDING ON PART OF THE LAND OF THE 2.67 ACRE PARCEL THE FOLLOWING EIGHT (8) COURSES: (3) SOUTH 24 DEGREES 32 MINUTES 00 SECONDS EAST 436.85 FEET, (4) SOUTH 65 DEGREES 28 MINUTES 00 SECONDS WEST 270.00 FEET, (5) NORTHWESTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, THE DISTANCE OF 39.27 FEET, THE CHORD OF SAID ARC BEING NORTH 69 DEGREES 32 MINUTES 03 SECONDS WEST 35.36 FEET, (6) NORTH 24 DEGREES 32 MINUTES 00 SECONDS WEST 38.12 FEET, (7) NORTHWESTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 255.00 FEET, THE DISTANCE OF 74.24 FEET, THE CHORD OF SAID ARC BEING NORTH 16 DEGREES 11 MINUTES 33 SECONDS WEST 73.98 FEET, (8) NORTH 07 DEGREES 51 MINUTES 07 SECONDS WEST 36.88 FEET, (9) NORTHWESTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 53.00 FEET, THE DISTANCE OF 58.10 FEET, THE CHORD OF SAID ARC BEING NORTH 39 DEGREES 15 MINUTES 14 SECONDS WEST 55.23 FEET, AND (10) NORTH 70 DEGREES 39 MINUTES 26 SECONDS WEST 3.00 FEET TO SAID SOUTHEAST SIDE OF CANTON CENTER ROAD, THENCE BINDING ON SAID SOUTHEAST SIDE OF CANTON CENTER ROAD THE FOLLOWING TWO (2) COURSES: (11) NORTHEASTERLY BY A CURVE TO THE LEFT WITH A RADIUS OF 320.00 FEET, THE DISTANCE OF 191.64 FEET, THE CHORD OF SAID ARC BEING NORTH 02 DEGREES 11 MINUTES 06 SECONDS EAST 188.79 FEET, AND (12) NORTH 14 DEGREES 58 MINUTES 20 SECONDS WEST 50.00 FEET TO THE SOUTHWEST END OF SAID GUSSET LINE, THENCE BINDING ON SAID GUSSET LINE (13) NORTH 30 DEGREES 01 MINUTES 40 SECONDS EAST 35.36 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.67 ACRES OF LAND, MORE OR LESS.

CANTNCTR. 202



CIVIL ENGINEERS • LAND SURVEYORS

## COLBERT ENGINEERING, INC.

3723 OLD COURT ROAD • SUITE 206  
BALTIMORE, MARYLAND 21208  
PHONE: (410) 653-3636  
FAX: (410) 653-7953

### ZONING DESCRIPTION

3.41 ACRE PARCEL SITUATED IN THE 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE NORTHWEST SIDE OF CANTON CENTER DRIVE, 70 FEET WIDE, SAID POINT BEING SOUTH 14 DEGREES 58 MINUTES 20 SECONDS EAST 5.0 FEET FROM THE SOUTHEAST END OF THE GUSSET LINE BETWEEN SAID NORTHWEST SIDE OF CANTON CENTER DRIVE AND THE SOUTH SIDE OF ROLLING MILL ROAD, 70 FEET WIDE, RUNNING THENCE BINDING ON SAID NORTHWEST SIDE OF CANTON CENTER DRIVE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 14 DEGREES 58 MINUTES 20 SECONDS EAST 45.00 FEET, (2) SOUTHWESTERLY, BY A CURVE TO THE RIGHT WITH A RADIUS OF 250.00 FEET, THE DISTANCE OF 335.70 FEET, THE CHORD OF SAID ARC BEING SOUTH 23 DEGREES 29 MINUTES 45 SECONDS WEST 311.04 FEET, AND (3) SOUTH 61 DEGREES 57 MINUTES 50 SECONDS WEST 283.25 FEET, LEAVING SAID ROAD AND BINDING ON PART OF THE LAND OF THE 3.41 ACRE PARCEL THE FOLLOWING THREE (3) COURSES: (4) NORTH 28 DEGREES 15 MINUTES 30 SECONDS WEST 351.60 FEET, (5) NORTH 61 DEGREES 44 MINUTES 30 SECONDS EAST 50.02 FEET, AND (6) NORTH 75 DEGREES 01 MINUTES 40 SECONDS EAST 506.40 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.41 ACRES OF LAND, MORE OR LESS.

CANTNCTR. 202



CIVIL ENGINEERS • LAND SURVEYORS

## CERTIFICATE OF POSTING

District: 15th Date of Posting: 12/14/93  
Posted for: Special Exception Hearing  
Petitioner: John Crane & CTL Limited Partnership  
Location of property: 7670 Canton Center Drive, Baltimore, MD 21224  
Location of Sign: 7670 Canton Center Drive, Baltimore, MD 21224  
Remarks:  
Posted by: William Monk, Inc.  
Number of Signs: 2

## CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 30, 1993  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 30, 1993.

THE JEFFERSONIAN,

A. Henrichson  
LEGAL AD. - TOWSON  
Publisher

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.



Petition for Special Exception  
Zoning Administration & Development Management  
211 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-8190

Date: 12-15-93 Item 247  
CTL LMT. PTR. 7670 CANTON CENTER DR.  
SP. HRG (040) 250.00  
SP. EX (050) 300.00  
POSTING 2 x 35.00 70.00  
\$620.00

Amount Due: \$620.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 247  
Petitioner: CTL LMT. PTR.  
Location: 7670 CANTON CTR. DR.  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: WILLIAM MONK, INC.  
ADDRESS: 222 BOSLEY AVE  
TOWSON, MD. 21204  
PHONE NUMBER: 494-8931

AJ:ggg

(Revised 04/09/93)

Item Number: 247  
Planner: JCM  
Date Filed: 12-15-93

### PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acreage
- Plats (need 12, only 1 submitted)
- 200 scale zoning map with property outlined
- Election district
- Councilmanic district
- BC2R section information and/or wording
- Hardship/practical difficulty information
- Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)  
11/17/93

To: PETITIONER PUBLISHING COMPANY  
December 30, 1993 Issue - Jeffersonian

Please forward billing to:

William Monk, Inc.  
222 Bosley Avenue  
Towson, Maryland 21204  
410-494-8931

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-247-SPHX (Item 247)  
7670 Canton Center Drive  
Intersection Rolling Mill Road and Canton Center Drive  
15th Election District - 7th Councilmanic  
Legal Owner(s): CTL Limited Partnership  
Contract Purchaser(s): John Crane  
HEARING: THURSDAY, JANUARY 25, 1994 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for a junk yard.  
Special Hearing for a flea market, as a junk yard.

LAWRENCE E. SCHWARTZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 500 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-247 SPHX (Item 247)  
7670 Canton Center Drive  
Intersection Rolling Mill Road and Canton Center Drive  
15th Election District - 7th Councilmanic  
Legal Owner(s): CTL Limited Partnership  
Contract Purchaser(s): John Crane  
HEARING: THURSDAY, JANUARY 25, 1994 at 11:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for a junk yard.  
Special hearing for a flea market, as a junk yard.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: CTL Limited Partnership  
John Crane  
William Mose, Inc.  
Vernon Boozer, Esq.

NOTES: (1) ZONING SHOW & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3301.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 14, 1994

Vernon Boozer, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Case No. 94-247-SPHX, Item No. 247  
Petitioner: CTL Limited Partnership, et al  
Petitions for Special Hearing and Special Exception

Dear Mr. Boozer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on December 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 3, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for January 3, 1994  
Item No. 247

The Developers Engineering Section has reviewed the subject zoning item. We recommend that street trees and Class "B" screening be required along Canton Center Drive and Rolling Mill Road.

RWB:s

cc: File

Maryland Department of Transportation  
State Highway Administration

O. James Lightizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 94-247 (JCM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Robert W. Bowling*  
for *DAVID N. KENNY, ACTING CHIEF*  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: CTL LIMITED PARTNERSHIP

LOCATION: INTERSECTION ROLLING MILL RD. AND CANTON CENTER DR.  
(7670 CANTON CENTER DR.)

Item No.: 247 (JCM) Zoning Agenda: SPECIAL HEARING  
SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy. SHALL MEET REQUIREMENTS FOR A CLASS "A" PLACE OF ASSEMBLY, i.e. SPRINKLER SYSTEM, ALARM SYSTEM, EXITING.

RECEIVED  
JAN 5 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: January 4, 1994

SUBJECT: 7670 Canton Center Drive

INFORMATION:

Item Number: 247

Petitioner: CTL Limited Partnership

Property Size: \_\_\_\_\_

Zoning: MH-1M

Requested Action: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

The abovenamed site appears to be a partially utilized warehouse in the Canton Industrial Park which is located east of the Eastern Stainless Steel Company. The warehouse sits at the intersection of Rolling Mill Road and Canton Center Drive and has a large parking lot directly across Canton Center Drive from the building.

There appear to be four businesses operating from sections of the warehouse (based on business advertising signs).

The petitioner requests that a special exception be granted on a certain area of the warehouse, so that a weekend flea market can be operated.

This office is concerned about parking cars in the large parking lot across Canton Center Drive which could pose a safety hazard for cars, as the lot is presently used for parking and storage for tractor-trailers and containers, respectively. This use, accompanied by car parking, could pose a conflict.

Should the applicant's request be granted, staff recommends the following conditions:

Hours of operation on Saturday and Sunday should be specified.

No information has been provided concerning signage for the flea market. Some specification should be provided about permanent or temporary signage.

As the industrial park has an attractive appearance along Canton Center Drive, staff recommends that a planting area be placed at the corner of Rolling Mill Road and Canton Center Drive to distinguish this building as an entrance to the park, and to visually enhance this entrance.

Additionally, some planting along the large parking lot on Canton Center Drive is requested, to visually screen the lot from traffic entering the park.

Prepared by: *Jeffrey M. Long*

Division Chief: *Betsy C. Keno*

PK/JL:lw

LAW OFFICES  
*Thomas L. Hennessey, P.A.*  
407 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4200  
AREA CODE 410 833-7710  
FAX 410 833-7231

THOMAS L. HENNESSEY  
ELLEN HENNESSEY ARTHUR

RETURN MAIL ADDRESS  
Box No. 3478  
TOWSON, MARYLAND 21205-3478

January 14, 1994  
(Dictated 1/13/94)

Lawrence E. Schmidt  
Zoning Commissioner for  
Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RECEIVED  
JAN 21 1994  
ZONING COMMISSIONER

Re: Hearing - Case No. 94-247-SPHX (Item 247)

7670 Canton Center Drive  
Intersection Rolling Mill Road & Canton Center Drive  
15th Election District - 7th Councilmanic  
Legal Owner(s): CTL Limited Partnership  
Contract Purchaser(s): John Crane  
Scheduled Hearing: January 25, 1994 at 11:00 a.m.

Dear Mr. Schmidt:

Please be advised that the writer represents The Winner Distributing Company, a close neighbor to the site of the aforementioned request for special exception with a special hearing for flea market. Would you please notify me of any change in the scheduling of the case as well as furnish me copies of any comments by any agency of Baltimore County interested in the aforementioned Petition for Special Hearing.

Yours very truly,

*Thomas L. Hennessey (2m)*  
Thomas L. Hennessey

TLH/zm  
cc: James Gardner, Vice President  
The Winner Distributing Company



December 28, 1993

RE: Your Case No. 94-247-SPHX  
7670 Canton Center Drive  
Hearing - Tuesday, 1/25/94, at 11:00 am  
Room 118, Old Court House

Please be advised that I represent CTL Limited Partnership in connection with the above captioned matter.

Thank you for your attention and cooperation in this matter.  
If you have any questions, please do not hesitate to contact my  
office.

F. VERNON BOOZER

Per Gloria of Boozer's  
office: Ignore request,  
client wants to go forward;  
Boozer will send another atty.

\_\_\_\_\_



PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

**BUILDING & PARKING LOT  
LOOKING SOUTH FROM ROLLING MILL ROAD**

PATTERSON'S  
 EXHIBIT 1

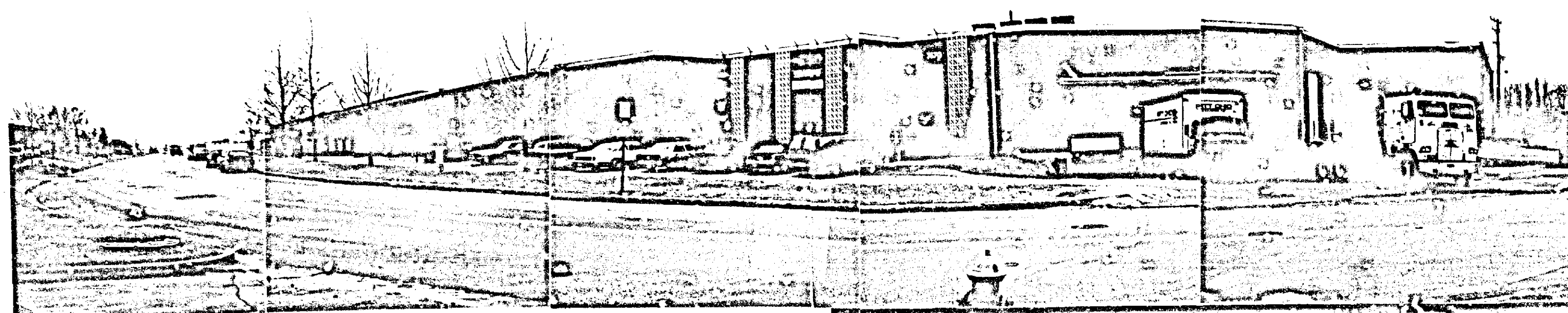
Protestant's  
Exhibits 2A-  
2F  
photographs  
Case 94-247-SPH



**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931



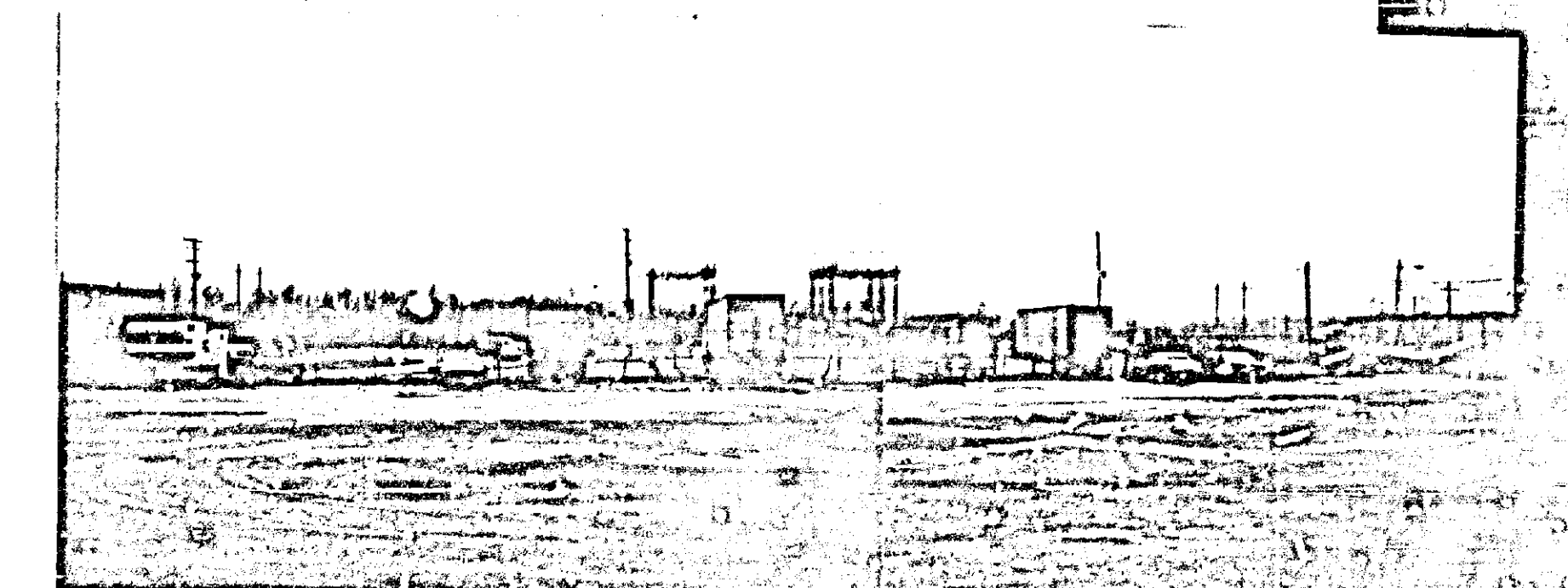
BUILDING & PARKING LOT  
LOOKING NORTH FROM CANTON CENTER ROAD

PETITIONER'S  
EXHIBIT 5A

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931



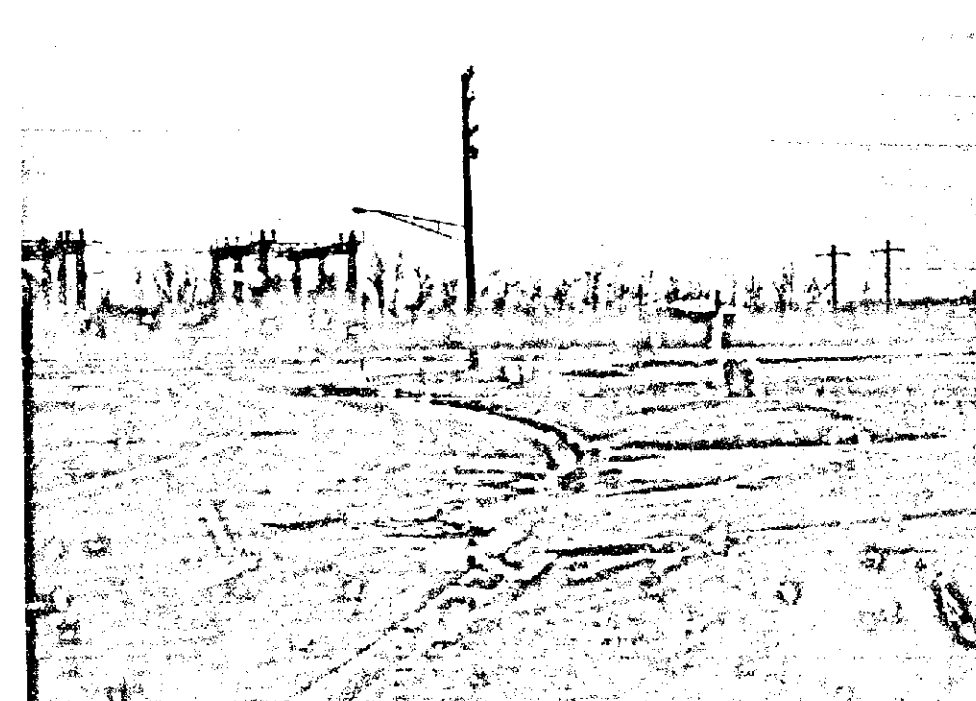
VIEW OF PARKING AREA LOOKING NORTH

PETITIONER'S  
EXHIBIT 5B

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931



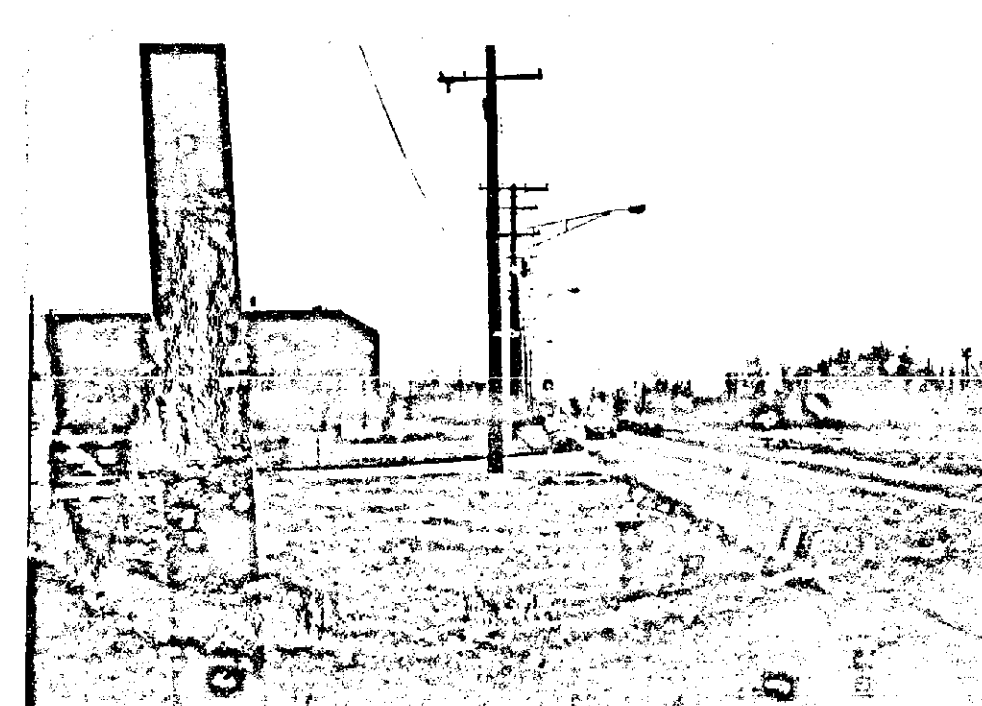
ENTRANCE TO PARKING LOT

PETITIONER'S  
EXHIBIT 5C

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931



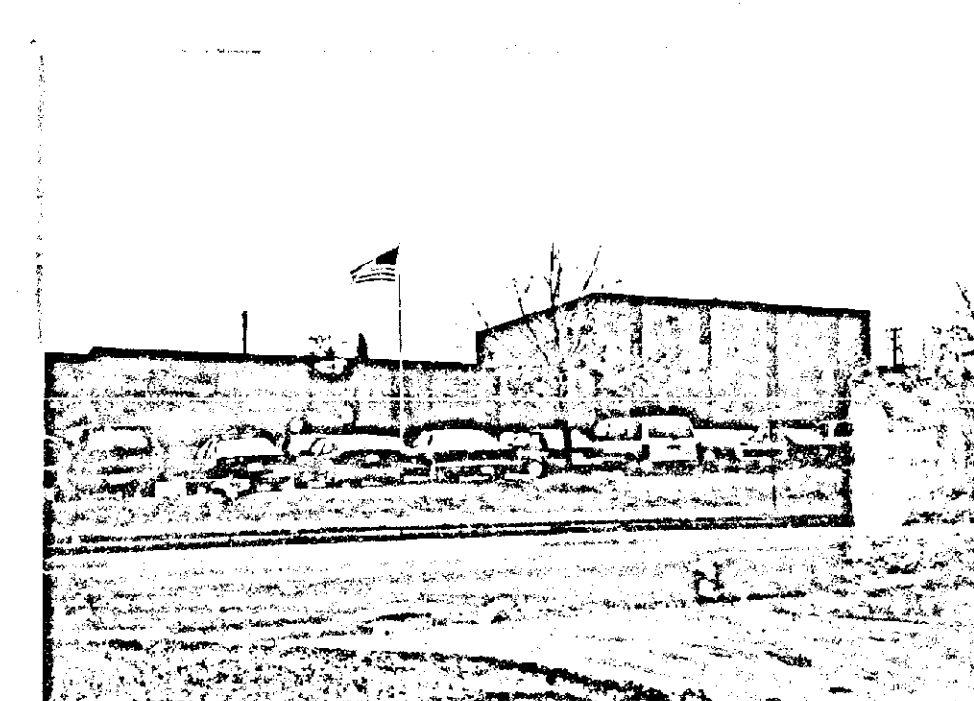
ROLLING MILL ROAD LOOKING WEST

PETITIONER'S  
EXHIBIT 5D

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931



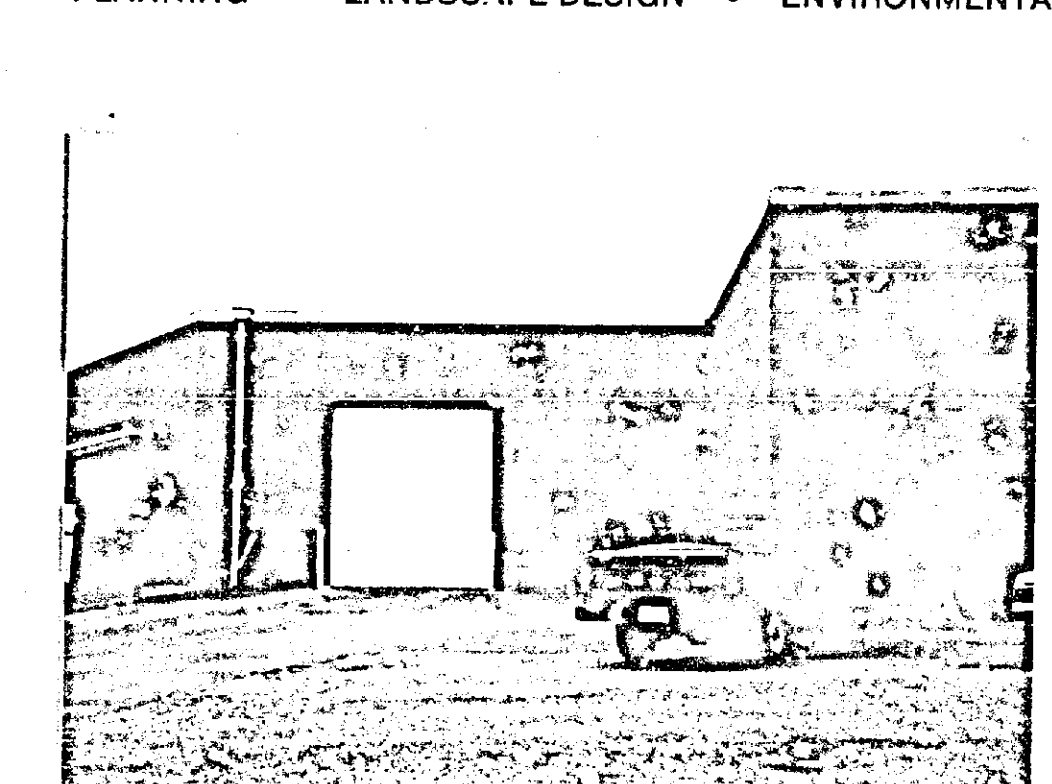
ADJACENT LAND USE  
SOUTHSIDE CANTON CENTER ROAD

PETITIONER'S  
EXHIBIT 5E

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931



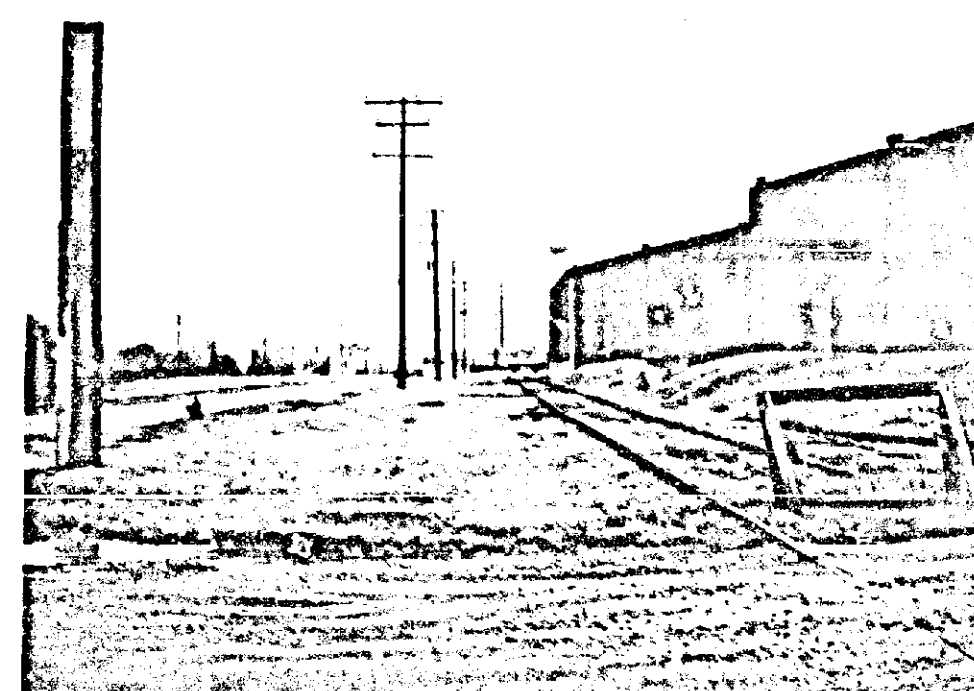
PROPOSED FLEA MARKET ENTRANCE

PETITIONER'S  
EXHIBIT 5F



**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT



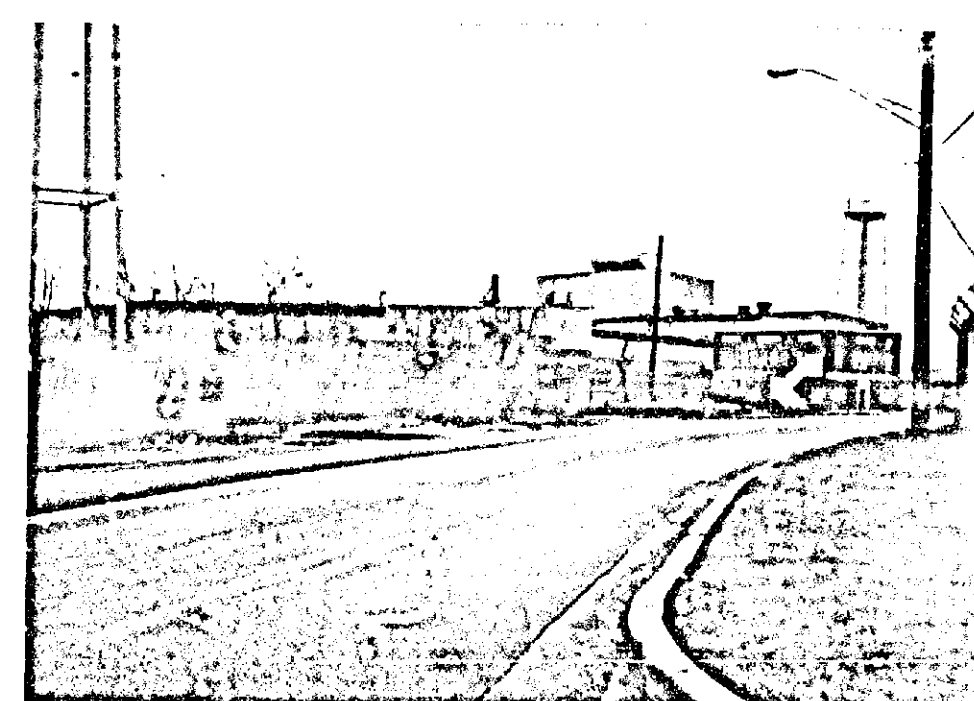
ROLLING MILL ROAD LOOKING EAST

PETITIONER'S  
EXHIBIT 56

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT



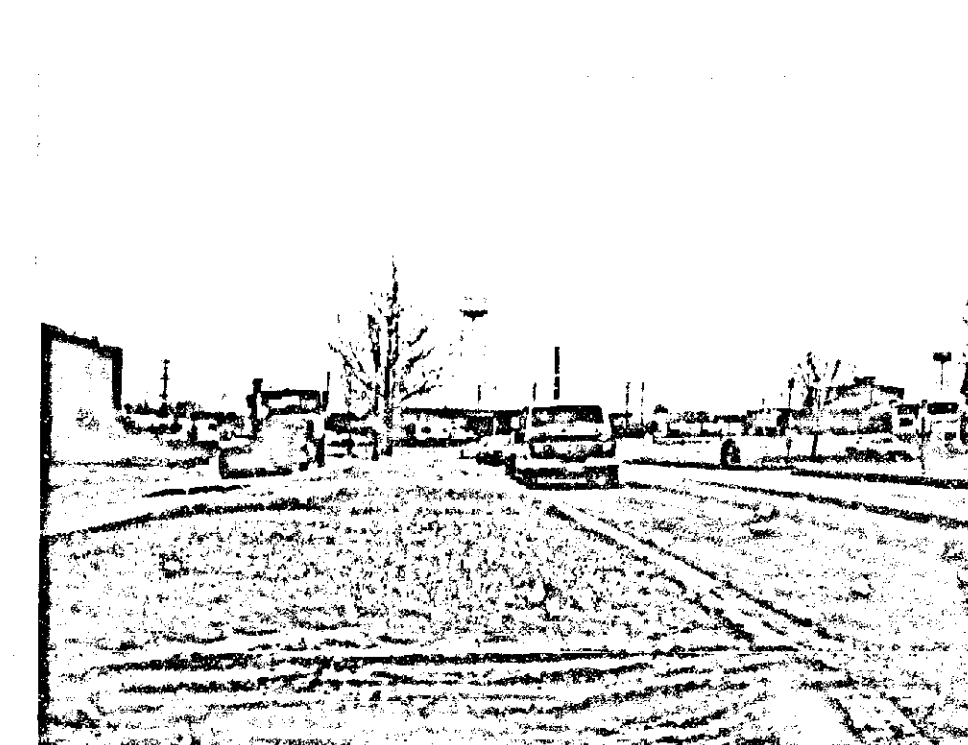
VIEW OF EASTERN STAINLESS STEEL  
FROM ROLLING MILL ROAD

PETITIONER'S  
EXHIBIT 54

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT



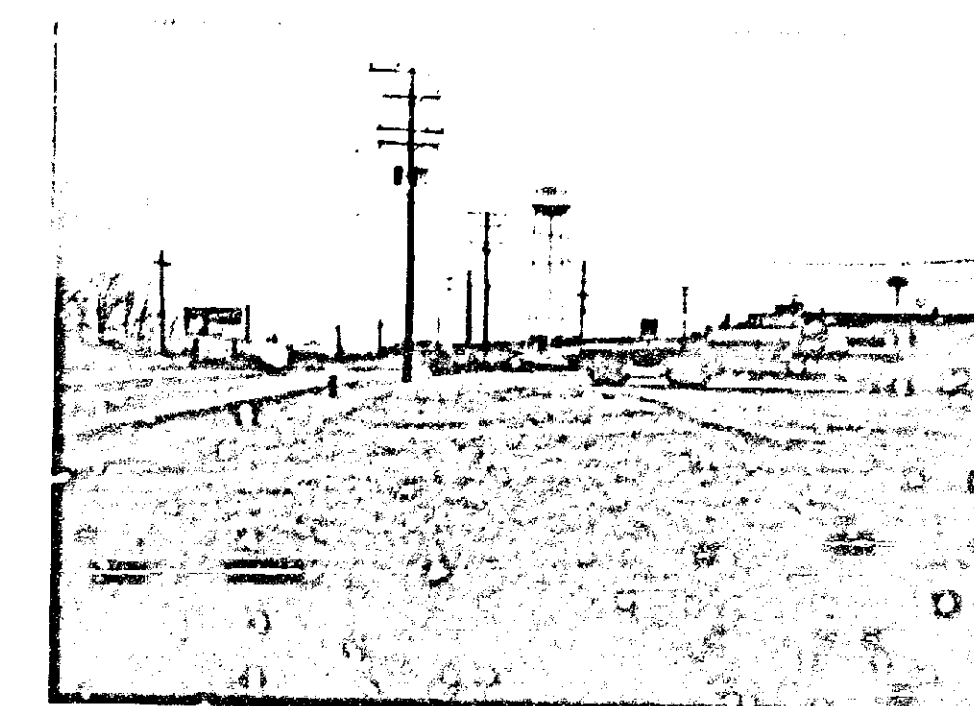
EXISTING LANDSCAPE STRIP BETWEEN  
BUILDING & CANTON CENTER ROAD

PETITIONER'S  
EXHIBIT 51

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931

**WILLIAM MONK, INC.**

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

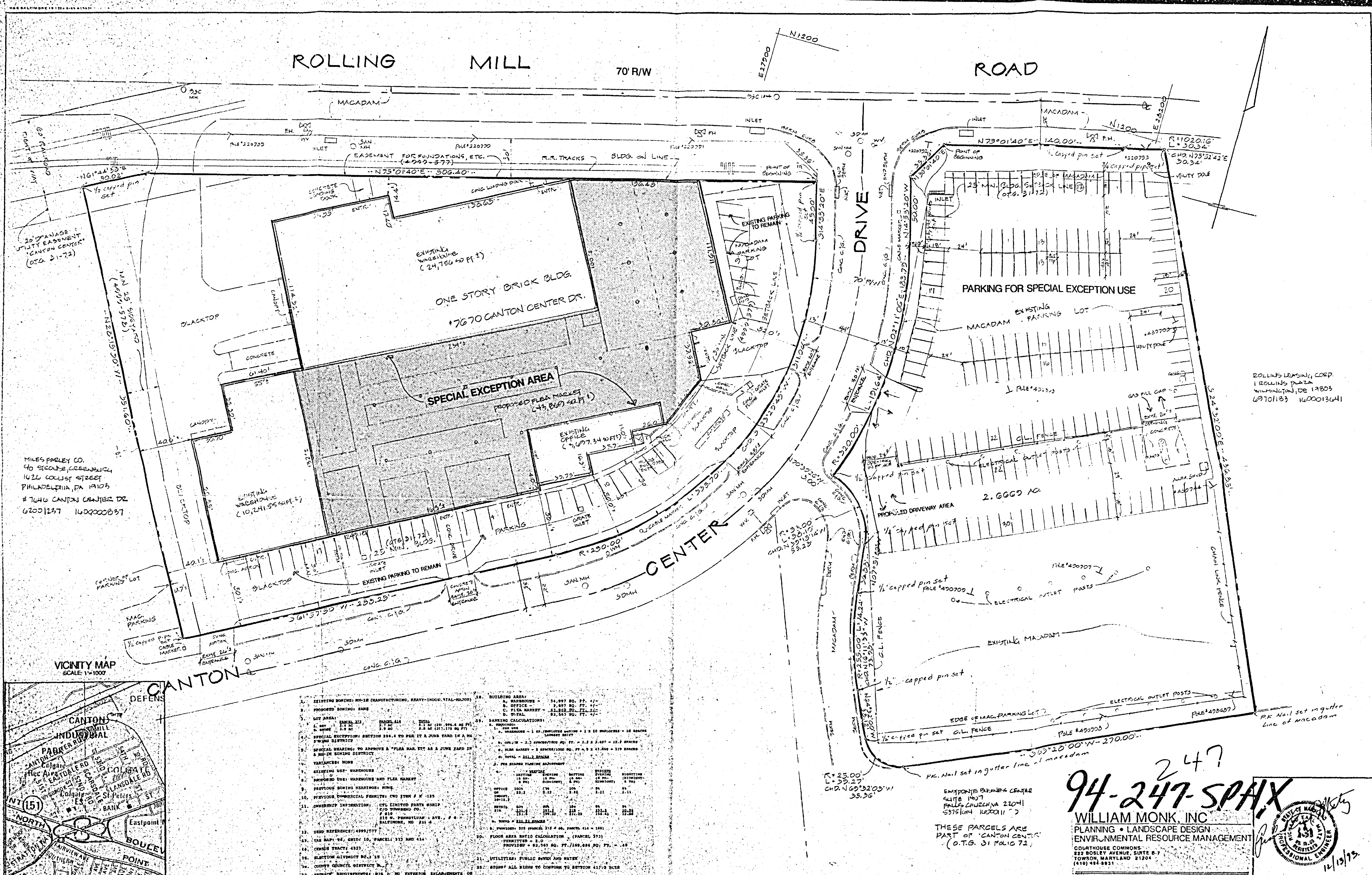


VIEW OF ROLLING MILL ROAD  
LOOKING EAST FROM CANTON CENTER ROAD

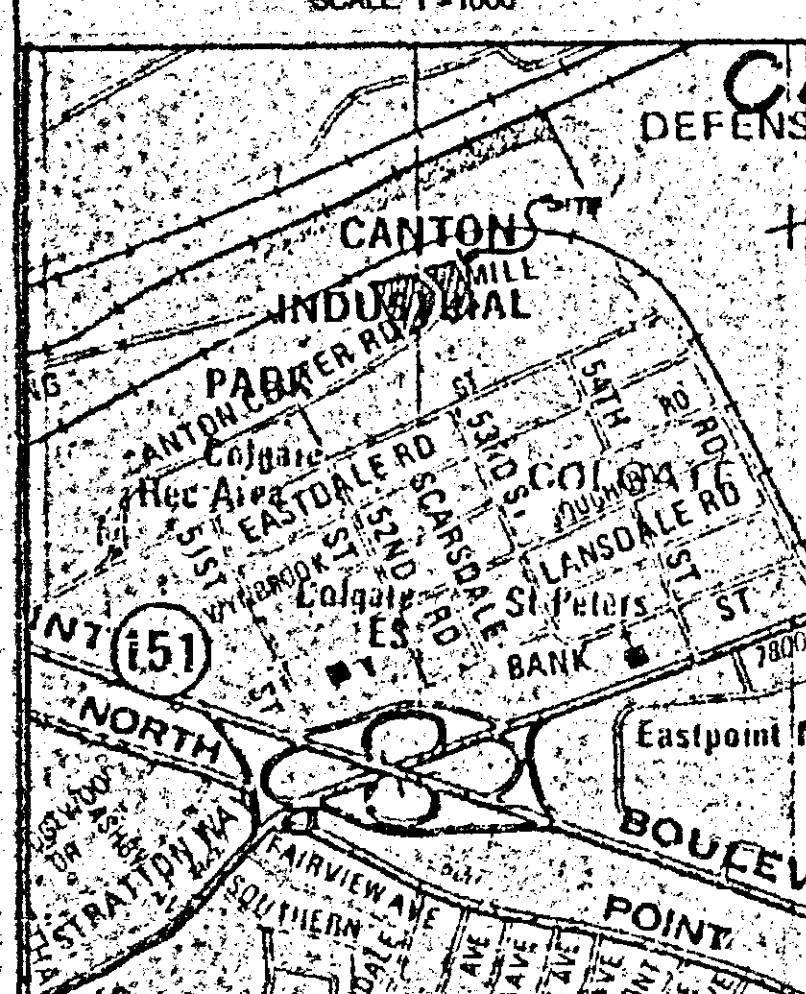
PETITIONER'S  
EXHIBIT 55

COURTHOUSE COMMONS  
222 BOSLEY AVENUE  
SUITE B-7  
TOWSON, MD 21204  
410-494-8931





ROLLINS LEASING CORP.  
1 ROLLINS PLAZA  
WILMINGTON, DE 19803  
69701183 1600013641



1. EXISTING ZONING: MH-18 (MANUFACTURING, HEAVY-INDUSTRIAL-MAJOR)	18. BUILDING AREA: 34,997 SQ. FT. +/-
2. PROPOSED ZONING: BARE	A. BASEMENT: 3,697 SQ. FT. +/-
3. LOT AREA: 1.1 AC. (100,000 SQ. FT.)	B. OFFICE: 3,697 SQ. FT. +/-
4. C. LOT: 1.1 AC. (100,000 SQ. FT.)	C. PLAZA MARKET: 22,500 SQ. FT. +/-
5. SPECIAL EXCEPTION: SECTION 258.4 TO PER IT A JUNE YARD IN A RE-SPACING DISTRICT	D. TOTAL: 80,291 SQ. FT. +/-
6. SPECIAL HEARING: TO APPROVE A "PLAZA MARKET" AS A JUNE YARD IN A RE-SPACING DISTRICT	
7. VARIANCES: NONE	
8. EXISTING USE: WAREHOUSE	
9. PROPOSED USE: WAREHOUSE AND PLAZA MARKET	
10. PREVIOUS ZONING HEARING: NONE	
11. OWNERSHIP INFORMATION: C/O UNITED PARTS CORP. C/O UNITED PARTS CORP. 210 W. PENNSYLVANIA AVE., # 6 BALTIMORE, MD 21201	
12. DEED REFERENCE: 4899/177	
13. TAX MAP: 42, GRID 10, PARCEL: 312 AND 414	
14. CROWN TRACT: 412	
15. EXISTING LOTS: 10.1 AC. (100,000 SQ. FT.)	
16. COUNTY: BALTIMORE	
17. LOTS: 10.1 AC. (100,000 SQ. FT.)	
18. BUILDING AREA: 34,997 SQ. FT. +/-	
19. FLOOR AREA RATIO CALCULATION: (PARCEL 312) PERMITTED = 2.0 PROPOSED = 2.0	
20. UTILITIES: PUBLIC WATER AND SEWER	
21. ADJACENT LOTS: 10.1 AC. (100,000 SQ. FT.)	
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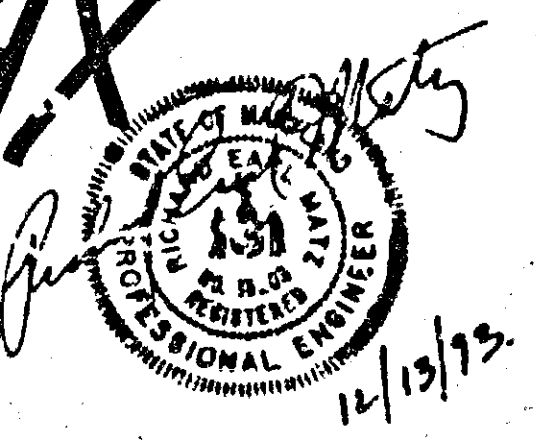
7670 CANTON CENTER DRIVE  
BALTIMORE COUNTY, MD

APPLICANT: MEL JOHN CRANE  
7670 CANTON CENTER DRIVE  
BALTIMORE, MD 21224  
284-7500

COLBERT ENGINEERING, INC.  
12/93

PLAN TO ACCOMPANY SPECIAL EXCEPTION  
AND SPECIAL HEARING REQUEST

94-247-SPHX  
WILLIAM MONK, INC.  
PLANNING • LANDSCAPE DESIGN  
ENVIRONMENTAL RESOURCE MANAGEMENT  
COURTHOUSE COMMONS  
222 ROSLEY AVENUE, SUITE 8-7  
TOWSON, MARYLAND 21204  
(410) 284-8311



SHEET	DATE	AND
OF	13 DECEMBER 1993	NUMBER
1	SCALE	93-120
	1" = 30'	



ROAD

